Secrt. II-27—40,004—14-12-29—1,000.

(1930) Department.

M. SERIES.

G.O. No. 1277 M.4

DATED 26-5-30

[Despatch Abstract.]

TOWN PLANNING -

Mangalore Ml.Cl. - Block No.10 - Market Ward Scheme - Council advised to modify the scheme - diversion of funds - not sanctioned.

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DEPARTMENT.

Received 12 APR 1930 L.S.G. SECTT. 192 . Registered Duplicate 192 .

141/52

Subject.

Town Planning Scheme - Block No.10 Market Ward - proposing to abandon the -- and requesting permission to re-appropriate the contribution made towards it from general funds.

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ENCLOSURES.
No 1
are copies

Ref C. No. 32
30-31

Station M A N G A L O R E. *Dated the* 9th APRIL 1930.

From (Name) M.R.Ry.Rao Bahib Nellikai Venkat Rao, Averg.
(Designation) Chairman, Municipal Council, Mangalore

To The Secretary to the Government of Madras,
LOCAL SELF GOVERNMENT Department.
FORT ST.GEORGE, MADRAS

Sir,

In G.O.No.1304 P. H. dated 26th June 1928, Government were pleased to sanction the Town Planning Scheme submitted by the Council in respect of Block - No.10, Market Ward. Under this scheme the council had taken power to acquire 3.84 acres of land out of survey Nos.185 and 186 comprising the scheme, for purposes of roads and construction of the Municipal Office and Town Hall buildings. In working out the cost of the scheme, land to be acquired was valued at Rs.7,000 per acre.

The Council during the year 1928-29 had also contributed a sum of Rs.67,100, the accumulated balance of its income from the general account to the Town Planning Fund, to meet the cost of working the two schemes - Block No.10 Market Ward and Guliga Hithlu. The contribution for the former scheme was Rs.47,500 and for the latter, which is still pending before Government, was Rs.19,600.

The Arbitrator appointed by Government in G.O. No.Mis.2284 P. H., dated 31st October 1928 to estimate and record for purposes of betterment contribution the market value of lands in and around the scheme area - Block No.10, Market Ward - has after enquiry fixed the values of the lands on the date of notification of the scheme at Rs.30,000 per acre for road frontage portions of S.No.185 & 186 and at an average of Rs.20,000 per acre for the entire portion of the land comprising the scheme. The value of lands in the vicinity of the scheme area has also been fixed at rates varying from Rs.8,000 to Rs.30,000 per acre. Vide his proceedings Dis.No.276-1 dated 23rd October 1929, a copy of which appears to have already been communicated to Government.

The value fixed by the arbitrator is considered to be high and the improvements to be effected in working out the scheme are not likely for a long time, to better in value the lands in and around the scheme area, over the said valuation, with the result that the council will be left with little or no prospects whatever, to recoup by levy of betterment contribution, the cost to be incurred in acquiring the land in the scheme area. The cost of the acquisition of the land itself on the face of the valuation fixed by the arbitrator as compared with the council's own valuation of Rs.7,000 per acre is considered to be prohibitive and beyond

its means. The council has therefore decided to abandon the scheme and to request Government to permit it to withdraw the contribution of Rs.47,500 made by it from its general revenues towards the cost of the said scheme.

The income of the council under general account for the year 1930-31 as per its budget, is estimated at Rs.2,00,000. The cost of running the services, ordinary, amounts to Rs.1,62,150 and with the contribution of Rs.23,50(towards the cost of running the elementary schools and of Rs.1,400 the cost of the staff employed in connection with the preparation of other town planning schemes, the balance at the disposal of the council is only Rs.12,950. Out of this amount, a sum of Rs.12,500 has been set apart under capital works, to meet the cost of some of the most urgent needs of the town, leaving a balance of only Rs.450 which with the opening balance of Rs.1,312 for the year, amounts to Rs.1,762 against Rs.10,000, the minimum balance representing ten per-cent of the estimated gross receipts that has to be reserved. Every item of the recurring --- expenditure under services and establishments has been carefully examined and curtailed, but still it has not been -- possible to provide funds, to meet the cost of very many other urgent ~~urgent~~ necessities of the town, such as the opening of new roads, widening narrow lanes, extension and improvement of markets and road side drains. The sides of one of the main roads - the Coelho street - major portion of which runs on embankments through paddy fields, have collapsed more than a year ago. Its immediate rebuilding and widening, is an absolute necessity and the cost is estimated at about Rs.12,000. The accommodation in the central street is quite inadequate to meet the present requirements and additional accommodation is an every-day felt need. The cost of acquisition of land

for the purpose is estimated at Rs.21,000. The rapid increase of motor traffic in the town, leaves the council no other alternative than immediately widen some of the narrow roads and dangerous curves thereon.

The council has therefore decided to re-appropriate the contribution of Rs.47,500 made by it in the previous year, towards the Block No.10, Market Ward Town Planning Scheme and to utilize the same on some of the most urgent needs of the town and with this end in view has taken credit in its budget of the said sum of Rs.47,500 under general account, capital, by a corresponding debit on the receipt side under the Town Planning Fund, capital. I request, therefore that you will be pleased to move Government to accord sanction to the council's proposal.

A copy of the council's resolution is enclosed.

Your obedient servant,

Chairman, M. C.

H.D.U.9/4.

Copy submitted through the Collector of South Kanara,

The Director of Town Planning, M a d r a s.

No.

Extract from the Proceedings of the Mangalore Municipal Council, dated 3rd February 1930.

PRESENT:-

x x x x

14. Read letter dated 21st November 1929 from Councillor Dr.K.Vittal Shetty, proposing to move the following resolution:-

'As the order No.Dis.276 I dated 23rd October 1929 of Mr.J.Ruthorford, Arbitrator, Block No.10, Market Ward Town Planning Scheme fixing the area, between Rs.15,000 to Rs.30,000 i.e. at an average of Rs.20,000 to Rs.25,000 an acre, ~~necessity~~ necessarily involves extra expenditure to a tune of practically double if not more, the original allottment of Rs.47,500. This council in view of its financial stringency resolves to abandon Block No.10,Market Ward, Town Planning Scheme and requests Government to release Rs.47,500 the unspent balance of the Municipal Revenue allotted to the above scheme.

The resolution was moved by the proposer and seconded by Dr. A.F.Coelho. It was opposed by Mr.S.B.Bhide and Mr.U.Sanjiva Rao. The resolution was put to vote and carried.

A poll was demanded and taken with the following result:-

For.	Against.
Dr.M.Nagappa Poi.	Mr. S.B.Bhide.
Mr.S.F.Noronha.	" U.Sanjiva Rao.
Dr.N.Upendra Poi.	" AbdulKhader Asadi Saheb.
Mr.A.F.Coelho.	
Mr.M.Annappa Naik.	Neutral.
Dr.K.Vittal Shetty.	Chairman.
M.Kunhammu Saheb Bahadur.	Mr.B.M.D'Souza.
Mr.Pandit Venkat Rao.	
" N.Narasimha Shenoi.	
" S.Nagarajayya.	
" J.Guruva.	
" J.A.Saldanha.	

* Councillors Mrs.N.L.Subba Rao and Messrs.M.Madhava Rao and N.N.Suvarna had left the Council chamber before the subject was taken up.

x x

/True Extract/

Chairman, M. C.

Municipal Office,
Mangalore,9-4-30.

H.D.U.9/4.

3899-30-Dev.

C.F. 30.

DEPARTMENT.

Received ..... 192 . *Registered* C No 799 192 .

Subject.

Town Planning Scheme - Block No.10 Market Ward - proposing to abandon the ~~~ and requesting permission to re-appropriate the contribution made towards it from general funds.

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ENCLOSURES.
No /.
Spare copies .....

Ref C. No. 32
30--31

Station M A N G A L O R E. *Dated the* 9th APRIL 1930.

From=(Name) ~~M.R.Ry.Rao Bahib~~ Nellikai Venkat Rao, Avergal.
(Designation) Chairman, Municipal Council, Mangalore.

To The Secretary to the Government of Madras,
Through
The Collector of South Kanara & the Director of Town Planning, M A D R A S.

LOCAL SELF GOVERNMENT Department.
FORT ST.GEORGE, MADRAS.

Sir,

In G.O.No.1304 P. H. dated 26th June 1928, Government were pleased to sanction the Town Planning Scheme submitted by the Council in respect of Block - No.10, Market Ward. Under this scheme the council had taken power to acquire 3.84 acres of land out of survey Nos.185 and 186 comprising the scheme, for purposes of roads and construction of the Municipal Office and Town Hall buildings. In working out the cost of the scheme, land to be acquired was valued at Rs.7,000 per acre.

The Council during the year 1928-29 had also contributed a sum of Rs.67,100, the accumulated balance of its income from the general account to the Town Planning Fund, to meet the cost of working the two schemes - Block No.10 Market Ward and Guliga Hithlu. The contribution for the former scheme was Rs.47,500 and for the latter, which is still pending before Government, was Rs.19,600.

3/ The Arbitrator appointed by Government in G.O. No.Mis.2284 P. H., dated 31st October 1928 to estimate and record for purposes of betterment contribution the market value of lands in and around the scheme area - Block No.10, Market Ward - has after enquiry fixed the values of the lands on the date of notification of the scheme at Rs.30,000 per acre for road frontage portions of S.No.185 & 186 and at an average of Rs.20,000 per acre for the entire portion of the land comprising the scheme. The value of lands in the vicinity of the scheme area has also been fixed at rates varying from Rs.8,000 to Rs.30,000 per acre. Vide his proceedings Dis.No.276-1 dated 23rd October 1929, a copy of which appears to have already been communicated to Government.

(P)
11 7-12 of Do N.
2284 PH
31-10-28

4/ The value fixed by the arbitrator is considered to be high and the improvements to be effected in working out the scheme are not likely for a long time, to better in value the lands in and around the scheme area, over the said valuation, with the result that the council will be left with little or no prospects whatever, to recoup by levy of betterment contribution, the cost to be incurred in acquiring the land in the scheme area. The cost of the acquisition of the land itself on the face of the valuation fixed by the arbitrator as compared with the council's own valuation of Rs.7,000 per acre is considered to be prohibitive and beyond

its means. The council has therefore decided to abandon the scheme and to request Government to permit it to withdraw the contribution of Rs.47,500 made by it from its general revenues towards the cost of the said scheme.

5/ The income of the council under general account for the year 1930-31 as per its budget, is estimated at Rs.2,00,000. The cost of running the services, ordinary, amounts to Rs.1,62,150 and with the contribution of Rs.23,500 towards the cost of running the elementary schools and of Rs.1,400 the cost of the staff employed in connection with the preparation of other town planning schemes, the balance at the disposal of the council is only Rs.12,950. Out of this amount, a sum of Rs.12,500 has been set apart under capital works, to meet the cost of some of the most urgent needs of the town, leaving a balance of only Rs.450 which with the opening balance of Rs.1,312 for the year, amounts to Rs.1,762 against Rs.10,000, the minimum balance representing ~~ten~~ five per-cent of the estimated gross receipts that has to be reserved. Every item of the recurring expenditure under services and establishments has been carefully examined and curtailed, but still it has not been possible to provide funds, to meet the cost of very many other urgent ~~urgent~~ necessities of the town, such as the opening of new roads, widening narrow lanes, extension and improvement of markets and road side drains. The sides of one of the main roads - the Coelho street - major portion of which runs on embankments through paddy fields, have collapsed more than a year ago. Its immediate rebuilding and widening, is an absolute necessity and the cost is estimated at about Rs.12,000. The accommodation in the central market is quite inadequate to meet the present requirements and additional accommodation is an every-day felt need. The cost of acquisition of land

10 00 0
1762
8238

for the purpose is estimated at Rs.21,000. The rapid - increase of motor traffic in the town, leaves the ----- council no other alternative than immediately widen --- some of the narrow roads and dangerous curves thereon.

6. The council has therefore decided to re-appropriate the contribution of Rs.47,500 made by it in the previous year, towards the Block No.10,Market Ward Town Planning Scheme and to utilize the same on some of the most urgent needs of the town and with this end in view has taken credit in its budget of the said sum of Rs.47,500 under general account, capital, by a corresponding debit on the receipt side under the Town Planning Fund, capital. I request, therefore that you will be pleased to move Government to accord sanction to the council's proposal.

7 A copy of the council's resolution is enclosed.

3840×7.
2688

Your obedient servant,

Vice-Chairman, M. C.

Chairman, M. C.

M.Dis.C- 3899 - 30.

Forwarded through the Director of Town Planning - Madras.

H.D.U.9/4.

Collector-
S. Kanara.
B430

12.4.30.

12/4/30.

No.

Extract from the Proceedings of the Mangalore Municipal Council, dated 3rd February 1930.

PRESENT:-

x x x x

14. Read letter dated 21st November 1929 from Councillor Dr.K.Vittal Shetty, proposing to move the following resolution:-

'As the order No.Dis.276-I dated 23rd October 1929 of Mr.J.Ruthorford, Arbitrator, Block No.10, Market Ward Town Planning Scheme fixing the area, between Rs.15,000 to Rs.30,000 i.e. at an average of Rs.20,000 to Rs.25,000 an acre, ~~necessity~~ necessarily involves extra expenditure to a tune of practically double if not more, the original allottment of Rs.47,500. This council in view of its financial stringency resolves to abandon Block No.10,Market Ward, Town Planning Scheme and requests Government to release Rs.47,500 the unspent balance of the Municipal Revenue allotted to the above scheme.

The resolution was moved by the proposer and seconded by Dr. A.F.Coelho. It was opposed by Mr.S.B.Bhide and Mr.U.Sanjiva Rao. The resolution was put to vote and carried.

A poll was demanded and taken with the following result:-

For.	Against.
.M.Nagappa Poi.	Mr. S.B.Bhide.
.S.F.Noronha.	" U.Sanjiva Rao.
.N.Upendra Poi.	" AbdulKhader Asadi Saheb.
.A.F.Coelho.	
.M.Annappa Naik.	~~Neutral~~ Neutral.
.K.Vittal Shetty.	
Kunhammu Saheb Bahadur.	Chairman.
Pandit Venkat Rao.	Mr.B.M.D'Souza.
N.Narasimha Shenoi.	
S.Nagarajayya.	
J.Guruva.	
J.A.Saldanha.	

* Councillors Mrs.N.L.Subba Rao and Messrs.M.Madhava and N.N.Suvarna had left the Council chamber before the subject taken up.

x x

/True Extract/

cipal Office,
alore,9-4-30.
J.9/4.

Chairman, M. C.

D.T.P. 706/30 & 24-4-30.

Forwarded

The Government may agree to the diversion of the amount set apart for the scheme, but the dropping of the scheme may not be desirable. This point should be examined with a view to modifying the original scheme in such a way as to secure control of development without the heavy financial liability which the original scheme involves in view of the Arbitrators valuation of adjacent sites for purposes of betterment Calculation.

K Dawn
24/4/30

ASST. SEC'Y TO
25 APR 1930
L.S.G.

15537

25/4

G.O.No. 15537 dt 30 L.S.G(P.H)

Subject- Block No. 10. Market Ward Town Planning Scheme - Mangalore municipal council.

The Block No. 10. Market Ward Town Planning Scheme, Mangalore, was sanctioned by Govt vide G.O. No 1304 PH, dt 26-6-1928. The proposal as submitted was found financially sound. Against an estimated expenditure of Rs 43,500. the council also expected an income of Rs 43,500 — vide Schedule II on page 3 of the G.O. The council in preparing the original estimate considered that the value of lands to be acquired will not be more than Rs 7000 an acre. The Inspector of Municipal Councils and Local Boards who was appointed arbitrator vide G.O. No. 2284 PH dt 31-10-28 has, after making necessary enquiries, fixed the value of lands in question at rates varying from Rs 8000 to Rs 30,000 an acre. According to this estimate the council expects that the cost of the Scheme will be more than double that of the original

Pn 11-12 of G.O. No. 2284 PH
(P) 31-10-28

estimate. As it will not be possible
for the council to find the necessary funds
and as there is little prospect of the Council recouping by the levy of betterment contributions the Cost of acquiring the land
it has since proposed to
drop the Scheme and to divert
back to general funds
the sum of Rs 47,500 contributed
in 1928-29 from those funds 14-2-45 y
towards the Scheme. ~~back to general funds~~

2. If the Scheme is to be
abandoned the Govt may agree to
the diversion. The D.T.P. is not in
favour of dropping the Scheme. He 16 y
suggests that the question of modifying
the Scheme in such a way as to
secure control of development without
the heavy financial liability involved
in the original Scheme may be
examined: This may be left to
the council.

3. The present financial position
of the council as reported by
the Chairman in para 5 on pages
3-24 y does not seem to be
so precarious as to warrant the
immediate diversion of Rs 47,502. A sum of Rs 8250
~~a sum absolutely necessary~~
~~the diversion may be limited~~
~~to Rs 8250 or such amount as~~

will suffice for the provision of a working balance under the general account heading. The other schemes referred to in the last two letters of the file are of a permanent character and in the near future the remaining sum also will have to be diverted. Otherwise the C.I. will have to borrow money for these schemes. The readjustment for sum of Rs. 47,500 back to the fund may be allowed with the remark that it should not be pitched away on such schemes but should be utilized on carefully thought out schemes of public utility.

The scheme were, in any case, be beyond the means of the M.E.

155-37

It will as it stands. The only thing to do is to investigate whether it can be modified as the D.T.P. suggests.

P.T.O.

15

Please see the remarks of the Deputy Secretary on page 3 supra. The Govt may be asked to take steps to modify the scheme in consultation with the D.T.P. It is presumed that it is not the intention to sanction any diversion of funds at present. The question may be considered when there is an actual deficit under the general account. The draft order below is for approval.

MSC
15.5.30

Rg
15/5

17/5

M2

Sec
20.5.30

Rodrigo

Secy DO
15/5

ASST. SECY. TO GOVT.
20 MAY 1930
L.G.G. SECTT.

Rodrigo
23/5

11.5.37

Sect'l. II-5 (a)—50,000—5-11-29.

56/26.5.16 L. S.-G (P.H) DEPARTMENT.

	Date.	Initials.
When received for Fair-copying.		
When copied ..		
When examined ..		
When signed ..		
When despatched ..		

Town Planning — Mangalore Municipality — Block No. 10. Market Ward Scheme — Council advised to modify the scheme. — diversion of funds — Sanctioned.

READ AGAIN G.O. No. ....., dated ..... 19 .

" " " " ..... " 19

READ ALSO :—

C. No. 15537 From the C.M.C. Mangalore, No. C. No. 32 30-31, dated 9-4-1930.

" " ..... " " Endt. No. the D.T.P., No. 706, dated 24-4-1930

" " ..... " " ..... " ..... " ..... 19 .

ORDER.

No. 1299 dated 26.5.1930

E.S. 26/5

(K)

The Govt are advised that it is not desirable to abandon the execution of the Block No. 10. Market Ward Town Planning Scheme, Mangalore, sanctioned in G.O. No. 1304 P.H, dt 26-6-1928. The Council is advised to take steps to modify the scheme in such a way as to secure control of development without avoiding the heavy financial liability involved in the original scheme. The Govt are now prepared

17

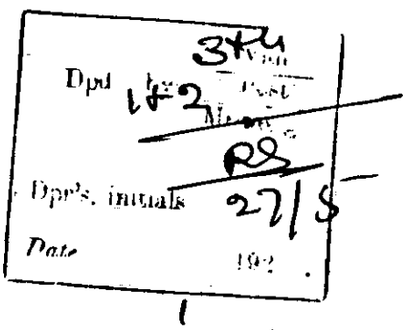
(as discussed)

To sanction the diversion of funds as requested by the H.C.

AR 27/5

MR
15-5-30

MR 16/5



To

1 The CMC Mangalore

2 (Pty) Coll. of S. Kanara

3 (Pty) D. T. P.

4 Inspectors of Mds and Local Boards.